Basis of bearing: Based on Deed recorded in Volume 80018, Page 2693.

N 00 12'30" W 1869.44'

N 00 12'30" W 1864.44'

1/2" I.R.F.

POINT OF BEGINNING

30' SETBACK LINE

20' BUILDING LINE

60' BUILDING LINE

S 89 22'30" W 1197.12'

HATTIE MAE LESLEY
JAN. 24, 1936

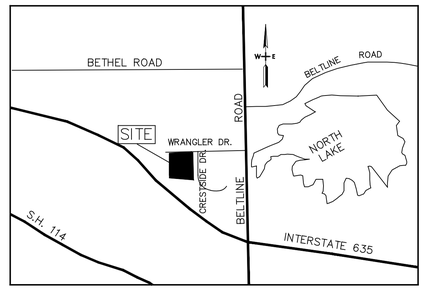
NUMBER	DIRECTION	DISTANCE
L6	S 00°32'30" E	265.08'
L7	S 47°17'05" E	72.42'
L8	S 00°12'30" E	269.23'
L9	N 89°47'30" E	211.40'
L10	S 00°22'23" W	432.90'
L11	S 45°12'30" E	325.33'
L12	N 89°56'25" E	68.43'
L13	N 45°03'19" E	248.44'
L14	N 00°04'48" E	411.23'
L15	S 89°33'58" W	193.58'
L16	S 00°26'02" E	137.62'
L17	S 89°33'58" W	15.00'
L18	N 00°26'02" W	152.62'
L19	N 89°33'58" E	208.71'
L20	N 00°04'48" E	134.74'
L21	N 29°13'32" E	52.67'
L22	N 00°12'30" W	444.45'
L23	S 89°27'30" E	8.20'
L24	N 29°13'32" E	54.52'
L25	N 00°12'30" W	183.18'
L26	S 89°27'30" W	25.00'
L27	S 29°13'32" W	42.53'
L28	S 00°04'48" W	563.28'
L29	S 45°03'19" W	260.84'
L30	S 89°55'25" W	80.82'
L31	N 45°12'30" W	337.83'
L32	N 00°22'23" E	26.86'
L33	N 89°37'37" W	203.23'
L34	S 00°12'30" E	339.02'
L35	N 89°47'30" E	27.73'
L36	S 00°12'30" E	15.00'
L37	S 89°47'30" W	42.73'
L38	N 00°12'30" W	359.17'
L39	S 89°37'37" E	218.35'
L40	N 00°22'23" E	382.19'
L41	S 89°47'30" W	211.25'
L42	N 00°12'30" W	277.69'
L43	N 47°17'05" W	72.37'
L44	N 00°32'30" W	271.56'
L45	S 00°12'30" E	367.58'
L46	S 00°12'30" E	252.74'
L47	S 01°25'12" E	262.54'
L48	S 00°12'30" E	367.64'
L49	N 89°47'30" E	24.00'
L50	N 00°12'30" W	18.00'
L51	N 00°12'31" W	247.74'
L52	S 45°46'41" E	304.43'
L53	S 00°20'44" W	240.98'
L54	S 00°12'30" E	126.18'
L55	N 89°47'30" E	199.81'
L56	N 00°12'30" W	176.59'
L57	N 49°23'12" E	21.67'
L58	N 00°00'29" E	968.45'
L59	N 47°40'27" E	54.72'
L60	N 00°12'30" W	398.87'
L61	S 00°12'30" E	418.66'
L62	S 47°42'27" W	238.18'
L63	S 00°12'30" E	149.77'
L64	S 45°13'23" E	96.05'
L65	S 86°50'60" E	20.62'
L66	S 00°00'29" W	79.84'
L67	S 44°12'14" W	248.33'
L68	N 44°36'39" W	291.13'
L69	N 00°23'21" E	146.00'
L70	N 89°36'39" W	124.79'
L71	N 00°12'27" W	332.60'
L72	N 89°47'30" E	368.33'
L73	N 00°12'30" W	148.81'
L74	S 00°12'30" E	148.60'
L75	S 89°47'30" W	368.33'
L76	N 00°12'30" W	161.21'
L77	S 89°36'39" E	113.11'
L78	S 00°23'21" W	145.00'
L79	S 44°36'39" E	292.55'
L80	S 44°12'14" E	234.89'
L81	S 00°12'30" E	188.00'
L82	S 89°47'30" W	281.16'
L83	N 45°49'41" W	318.53'
L84	N 01°25'12" W	230.93'
L85	N 89°47'30" E	277.64'
L86	S 00°12'30" E	118.86'
L87	S 49°23'12" W	97.36'
L88	S 89°47'30" W	212.00'
L89	N 00°12'30" W	173.47'
L90	N 89°47'30" E	173.69'
L91	S 00°12'30" E	113.33'
L92	S 89°47'30" W	199.81'
L93	S 00°12'30" E	109.15'
L94	N 47°40'27" E	149.43'
L95	S 00°00'29" W	352.65'
L96	N 85°50'60" W	15.99'
L97	N 45°13'23" W	96.06'
L98	N 00°12'30" W	149.77'
L99	N 40°04'18" W	3.51'
L100	S 40°04'18" E	3.51'

10' ONCOR ELECTRIC EASEMENT					
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
C1	N 00°12'30" W	10.00'	C21	S 01°54'50" W	166.20'
C2	N 89°22'30" E	392.34'	C22	N 89°54'60" E	262.39'
C3	S 85°09'34" E	41.60'	C23	N 00°23'21" E	3.00'
C4	N 01°54'50" E	215.10'	C24	S 89°36'39" E	16.00'
C5	S 61°26'18" W	28.44'	C25	S 00°23'21" W	16.00'
C6	N 28°33'42" W	10.00'	C26	N 89°36'39" W	16.00'
C7	N 61°26'18" E	34.06'	C27	N 00°23'21" E	3.00'
C8	N 58°17'02" E	147.99'	C28	S 89°34'60" W	262.65'
C9	N 54°20'23" W	166.03'	C29	S 01°54'50" W	55.48'
C10	N 02°05'13" W	12.65'	C30	N 85°09'34" W	51.85'
C11	S 64°20'23" E	177.94'	C31	S 89°22'30" W	44.80'
C12	N 58°17'02" E	64.83'	C32	S 00°37'30" E	77.06'
C13	N 84°28'20" E	58.55'	C33	N 88°46'14" E	3.01'
C14	N 00°23'21" E	2.97'	C34	S 01°13'46" E	16.02'
C15	S 89°36'39" E	16.00'	C35	S 88°46'14" W	16.02'
C16	S 00°23'21" W	16.00'	C36	N 01°13'46" W	16.02'
C17	N 89°36'39" W	16.00'	C37	N 88°46'14" E	3.01'
C18	N 00°23'21" E	2.97'	C38	N 00°37'30" W	77.17'
C19	S 84°28'20" W	55.19'	C39	S 89°22'30" W	337.14'
C20	S 58°17'02" W	218.78'			

10' UTILITY EASEMENT		
NUMBER	DIRECTION	DISTANCE
A1	N 00°12'30" W	243.78'
A2	S 89°47'30" W	243.14'
A3	N 00°12'30" W	26.50'
A4	S 89°47'30" W	6.00'
A5	N 00°12'30" W	17.00'
A6	N 89°47'30" E	22.00'
A7	S 00°12'30" E	17.00'
A8	S 89°47'30" W	6.00'
A9	S 00°12'30" E	16.50'
A10	N 89°47'30" E	233.14'
A11	S 00°12'30" E	10.00'

10' UTILITY EASEMENT		
NUMBER	DIRECTION	DISTANCE
B1	S 87°48'50" W	255.71'
B2	N 00°12'30" W	10.01'
B3	N 87°48'50" E	255.71'
B4	S 00°12'30" E	10.01'

NUMBER	DELTA	TAN	RADIUS	LENGH	CB	CHORD
C1	35°04'52"	45.52	144.00	88.17	S 18°57'39" E	86.80
C2	36°17'35"	11.47	35.00	22.17	S 18°21'17" E	21.80
C3	90°00'00"	30.00	30.00	47.12	N 44°47'30" E	42.43
C4	90°00'00"	30.00	30.00	47.12	N 45°12'30" W	42.43
C5	134°22'50"	23.78	10.00	23.45	N 66°58'54" E	18.44
C6	46°10'25"	27.07	63.50	51.17	S 22°42'28" E	49.80
C7	57°05'00"	29.37	54.00	53.80	S 28°11'46" E	51.60
C8	56°31'46"	16.13	30.00	29.60	S 28°28'23" E	28.41
C9	90°00'00"	54.00	54.00	84.82	S 45°12'30" E	76.37
C10	90°00'00"	54.00	54.00	84.82	N 44°47'30" E	76.37
C11	49°35'42"	13.86	30.00	25.97	N 24°35'21" E	25.16
C12	49°22'43"	24.83	54.00	46.54	N 24°41'51" E	45.11
C13	47°39'58"	8.83	30.00	16.64	N 23°02'28" E	16.16
C14	47°52'57"	26.20	59.00	49.31	S 23°43'59" E	47.88
C15	47°52'57"	15.54	35.00	29.25	S 23°43'59" W	28.41
C16	47°52'57"	26.20	59.00	49.31	S 23°43'59" W	47.88
C17	45°00'53"	24.45	59.00	46.35	S 22°42'56" E	45.17
C18	40°37'37"	21.84	59.00	41.84	S 65°32'12" E	40.96
C19	80°51'29"	18.60	30.00	29.97	S 42°50'16" E	27.24
C20	44°11'48"	10.56	30.00	20.06	S 22°06'22" W	19.56
C21	91°11'06"	26.54	30.00	41.38	S 89°47'48" W	37.15
C22	45°00'00"	10.77	30.00	20.42	N 23°06'39" W	19.90
C23	90°00'00"	50.00	50.00	78.54	N 44°36'39" W	70.71
C24	89°24'16"	34.64	35.00	54.61	N 44°54'31" W	49.24
C25	90°00'00"	20.00	30.00	31.42	N 44°47'30" E	28.28
C26	90°00'00"	59.00	59.00	92.68	N 44°47'30" E	83.44
C27	90°00'00"	35.00	35.00	54.98	N 44°47'30" E	49.50
C28	90°00'00"	20.00	30.00	31.42	N 45°12'30" W	28.28
C29	91°48'53"	36.12	35.00	56.08	N 44°29'04" E	50.27
C30	90°00'00"	35.00	35.00	54.98	S 44°36'39" E	49.50
C31	45°00'00"	20.71	50.00	39.27	S 22°06'39" E	38.27
C32	91°11'06"	51.04	50.00	79.57	N 89°47'48" E	71.44
C33	90°00'00"	30.00	30.00	47.12	S 44°47'30" W	42.43
C34	78°55'07"	31.69	38.50	53.03	N 50°45'57" W	48.94
C35	34°32'17"	27.20	87.50	52.75	N 28°33'32" W	51.95
C36	44°25'09"	48.99	120.00	93.03	N 23°37'47" W	90.72
C37	90°00'00"	38.50	38.50	60.48	N 44°47'30" E	54.45
C38	90°00'00"	30.00	30.00	47.12	S 45°12'30" E	42.43
C39	49°35'42"	13.86	30.00	25.97	S 24°35'21" W	25.16
C40	40°24'18"	11.04	30.00	21.16	S 69°35'21" W	20.72
C41	90°00'00"	30.00	30.00	47.12	N 45°12'30" W	42.43
C42	90°00'00"	30.00	30.00	47.12	N 44°47'30" E	42.43
C43	18°07'14"	8.61	54.00	17.08	N 80°43'53" E	17.01
C44	108°07'14"	41.38	30.00	56.61	S 54°16'07" E	48.58
C45	90°00'00"	30.00	30.00	47.12	S 44°47'30" W	42.43
C46	90°00'00"	30.00	30.00	47.12	N 45°12'30" W	42.43
C47	47°52'57"	15.54	35.00	29.25	N 23°43'59" E	28.41
C48	132°27'02"	22.64	10.00	23.10	S 66°09'32" E	18.29
C49	94°08'31"	21.50	30.00	32.86	S 47°04'44" W	29.29
C50	40°37'37"	12.96	35.00	24.82	N 65°32'12" W	24.30
C51	45°00'53"	14.50	35.00	27.50	N 22°42'56" W	26.80



VICINITY MAP
N.T.S.

PARK WEST COMMERCE CENTER
VOLUME 91002 PAGE 0031

LOT 3R1 BLOCK 8

0 50 100 200
Scale: 1"=100'

ENTERPRISE DRIVE
(65' R.O.W.)

LOT 1 BLOCK 7

LOT 3 BLOCK 7

REPLAT OF ALL OF LOT 3 AND LOT 1, BLOCK 7
PARK WEST COMMERCE CENTER
VOLUME 91002 PAGE 1224

N 89 27'30" E 1232.11'

COPPELL 9TH GRADE CENTER
LOT 1, BLOCK A
GROSS ACRES: 51.7285
ROW DEDICATION: -0.1414
NET ACRES: 51.5871

CONNELL DEVELOPMENT CO.
NORTH LAKE BUSINESS PARK
VOLUME 87110 PAGE 1874
LOT 2R BLOCK D

CONNELL DEVELOPMENT CO.
NORTH LAKE BUSINESS PARK
VOLUME 85140 PAGE 1855
LOT 4 BLOCK D

LOT 3 BLOCK D

CONVEYED TO COPPELL I.S.D.
VOLUME 80018 PAGE 2693
D.R.D.C.T.

S 00 12'30" E 1397.70'

S 89 27'30" E 35.00'

S 00 12'30" E 470.00'

CRESTSIDE DRIVE
(60' R.O.W.)

15' UTILITY EASEMENT (BY THIS PLAT)
24' FIRE LANE (BY THIS PLAT)
10' TXU ELECTRIC EASEMENT (BY THIS PLAT)
50'x50' TOWER EASEMENT (BY THIS PLAT)
30' SETBACK LINE
10' UTILITY EASEMENT (BY THIS PLAT)
13' T.U ELETRIC EASEMENT
15' DRAINAGE EASEMENT
VARIABLE WIDTH DRAINAGE EASEMENT W/ 10' WIDE CONC. LINED CHANNEL
25' UTILITY EASEMENT VOLUME 91002 PAGE 031
50' LONE STAR GAS EASEMENT VOLUME 71167 PAGE 1303
15' WATER LINE EASEMENT VOLUME 65706 PAGE 2276
10' UTILITY EASEMENT VOLUME 91002 PAGE 031
32.01' ELECTRIC EASEMENT VOLUME 84168 PAGE 1324
5' RIGHT-OF-WAY DEDICATION VOLUME 613 PAGE 394
5' WATER LINE EASEMENT VOLUME 71167 PAGE 1303
10' UTILITY EASEMENT VOLUME 91002 PAGE 031
20' UTILITY EASEMENT VOLUME 91002 PAGE 031
60' R.O.W. DEDICATION VOLUME 91002 PAGE 031
1/2" I.R.F.
1/2" I.R.S.
1/2" I.R.C.
1/2" I.R.S.
238.06'
684.04'
428.24'
698.52'
450.0'
465.0'

OWNERS CERTIFICATION

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS the Coppell Independent School District is the owner of a 51.7285 acre tract of land situated in the Cordelia Bowen Survey Abstract No. 56 and being part of a 145.41 acre tract of land conveyed to Dallas Power and Light Company in Volume 4378, Page 376 of the Deed Records of Dallas County, Texas and also being all of a 53.0 acre tract of land conveyed from Dallas Power and Light Co. to Coppell Independent School District in Volume 417, Page 461 of the Deed Records of Dallas County, Texas, and including a 0.38 acre tract of land conveyed to Coppell Independent School District in Volume 80018, Page 2693 of the Deed Records of Dallas County, Texas, said 51.7285 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found in the north line of the Cordelia Bowen Survey, said iron rod also being the northwest corner of said 145.41 acre tract conveyed to Dallas Power and Light Co. and also being on the north line of Wrangler Drive;

THENCE South 00 deg. 12 min. 30 sec. East, a distance of 60.00 feet to a 1/2-inch iron rod found in the south right-of-way line of Wrangler Drive, said iron rod also being the POINT OF BEGINNING;

THENCE North 89 deg. 27 min. 30 sec. West along said south right-of-way line, a distance of 1232.11 feet to a 1/2-inch iron rod found for the northeast corner of said 0.38 acre tract and also being the point for the northwest corner of the North Lake 635 Business Park, an Addition to the City of Coppell as recorded in Volume 85140, Page 1855 of the Deed Records of Dallas County, Texas;

THENCE South 00 deg. 12 min. 30 sec. East along said west line of said North Lake 635 Business Park, a distance of 470.00 feet to a 1/2-inch iron rod set for corner;

THENCE South 89 deg. 27 min. 30 sec. East, a distance of 35.00 feet to a 1/2-inch iron rod found for the southwest corner of said 0.38 acre tract;

THENCE South 00 deg. 12 min. 30 sec. East continuing along the common west line of said North Lake 635 Business Park, a distance of 1397.70 feet to a 1-inch iron rod found for the southwest corner of said North Lake Business Park;

THENCE South 89 deg. 22 min. 30 sec. West departing said west line, a distance of 1197.12 feet to a 1/2-inch iron rod found for the southwest corner of said 145.41 acre tract;

THENCE North 00 deg. 12 min. 30 sec. West along said west of said 145.41 acre tract, a distance of 1869.44 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 51.7285 acres or 2,253,294 square feet of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That, Coppell Independent School District, does hereby adopt this plat designating the herein described property as Coppell 9th Grade Center, Lot 1, Block A, an addition to the City of Coppell, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective right or ingress or egress to or from and upon the said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right to ingress or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).

Water main and wastewater easements shall also include additional areas of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and waste water services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Coppell, Texas.

WITNESS, my hand this the ____ day of _____, 2022.

_____ _____
Brad Hunt – Superintendent

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas on this day personally appeared Brad Hunt known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

Notary for the State of Texas _____

My Commission Expires: _____

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of Coppell 9th Grade Center, Lot 1, Block A, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the _____ day of _____, 2022, and the Planning and Zoning Commission, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth in and upon said plat, and said Chairman to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 2022.

_____
Planning and Zoning Commission Secretary,
City of Coppell, Texas

I, _____ (Surveyor or Engineer), verify that all franchise utilities have each been contacted and provided a copy of the plat and development proposal and all franchise utility easements and/or abandonments are currently shown.

Flood Plain Note:

The subject property lines within OTHER AREAS - ZONE X - areas determined to be outside the 500-year floodplain as shown on the National Flood Insurance Program, Flood Insurance Rate Map (FIRM) for Dallas, County, Texas and incorporated Areas, Panel 135 and Panel 145 of 725, Map Number 48113C0135K and 48113c0145K, maps revised 7/7/2014 as published by the Federal Emergency Management Agency (FEMA).

"Floodplain Development Permit Application No. _____ has been filed with the City of Coppell Floodplain Administrator on _____, 2022.

_____ _____
Floodplain Administrator Date

Approved and Accepted

_____
Chairman, Planning and Zoning Commission Date
City of Coppell, Texas

SURVEYOR'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
KNOW ALL MEN BY THESE PRESENTS:
That I, Jeremy Luke Deal do hereby certify that I have prepared this plat from an actual on ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City of Coppell, Texas.

_____
Jeremy Luke Deal
Registered Professional Land Surveyor No. 5696

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned authority, a Notary Public, in and for said County and State on this personally appeared Jeremy Like Deal whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
GIVEN UNDER MAY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

Notary for the State of Texas _____

My Commission Expires: _____

FINAL PLAT
COPPELL 9TH GRADE CENTER

LOT 1, BLOCK A - 51.7285 ACRES
AN ADDITION TO THE CITY OF COPPELL,
DALLAS COUNTY, TEXAS
SITUATED IN THE CORDELIA BOWEN SURVEY - ABSTRACT NO. 56

March 2022 SCALE 1" = 100'

OWNER:
COPPELL
INDEPENDENT SCHOOL DISTRICT
200 SOUTH DENTON TAP
COPPELL, TEXAS 75019 (214) 496-6000
Dennis Womack: dwomack@coppellisd.com

SURVEYOR:
REALSEARCH OF
TEXAS, LLC
P.O. BOX 1006
GODLEY, TEXAS 76044 (682) 200-6050
TBPLS NO. 10158200

ENGINEER:
GLENN ENGINEERING
CORP.
4500 FULLER DRIVE SUITE 220
IRVING, TEXAS 75038 (972) 717-5151
TBPE F-303
Robert Howman:
rahowman@glennengineering.com